



King County
Department of Development and Environmental Services

State Environmental Policy Act (SEPA)

**Determination of Nonsignificance
for
2005 Amendments to the King County Comprehensive Plan**

Date of Issuance: February 14, 2005

Project: Adoption of 2005 amendments to the King County Comprehensive Plan. A summary of the proposed amendments include the following:

1. Land Use and Zoning Amendments

- Adds three adjacent parcels, totaling about 3 ½ acres, to the existing Vashon Service Center Rural Neighborhood, allowing future expansion of the Vashon Maury Island Health Center. *This recommendation is the result of an area zoning study conducted in response to a 2004 docketed request.*
- Modifies the P-Suffix development conditions for four parcels on Vashon Island in accordance with Ordinance 15028, section 6 F, adopting the King County Comprehensive Plan 2004 Update. *A study was conducted of all P-Suffix conditions assigned to property on Vashon-Maury Island to determine whether or not any of these conditions are no longer applicable.*
- Changes the zoning on seven parcels from I-Industrial to CB-Community Business. Adds a potential CB zone to two additional I-zoned parcels in the study area. *A study was conducted for an area of about 6.1 acres on the east side of 15th Avenue SW, between SW 98th Street and SW 100th Street within the designated White Center Activity Center.*
- Adds the existing P-Suffix development condition NS-P23, Holmes Point Site Disturbance Conditions, to certain parcels in the Holmes Point area. *In 1999, Ordinance 13576 applied these conditions to an area that was mapped, and described by a list of parcels. While the map included the entire area intended to be subject to these conditions, some mapped parcels were omitted from the parcel list. Parcels omitted from the list have not been subject to these conditions. This amendment applies the P-Suffix Condition to those unlisted parcels, consistent with the intent of Ordinance 13576.*

2. Policy Amendments

- Amends Policy T-210 to correct references to a policy that was renumbered in 2004.
- Amends Policy F-245 to be consistent with Code and Policy amendments made as part of the 2004 Update of the Comprehensive Plan.

3. Amendments to the King County Code

- 13.24.138 Clarifies the standards for approval of private wells or public water systems for new subdivisions in the Rural area. Clarifies a possible ambiguity to ensure consistency with adopted comprehensive plan policy.
- 20.20.040 Requires water availability certificate or documentation of an approved well as part of a complete application for a Conditional Use Permit. Clarifies submittal requirements for Conditional Use Permits.
- 21A.14.025 Allows a front or wraparound porch of up to 100 square feet for cottage housing developments. The porch is not included in calculations to determine the total floor area or footprint of each unit.
- 20.24.190 Corrects references to policies that were renumbered in the 2004 King County Comprehensive Plan Update.
- 21A.08.050 Corrects the general services land use table to reflect footnotes which were renumbered in the 2004 King County Comprehensive Plan Update.
- 21A.34.030 Corrects the maximum density that may be achieved by a cottage housing development by allowing 200% of the base density of the underlying zone in the R-4 through the R-8 zones, consistent with an amendment to 21A.34.040 which was adopted as part of the 2004 King County Comprehensive Plan Update. Removes an inconsistency with 21A.34.040.
- 21A.37.050 B Eliminates the 10% impervious surface limitation for Transfer of Development Rights (TDR) sending sites. This limitation on impervious surfaces was adopted in 2004 in anticipation of the Critical Areas Ordinance (CAO). However, the CAO was adopted without this limitation on impervious surfaces for TDR sending sites. Removes inconsistency with the Critical Areas Ordinance.
- 21A.38.220 Deletes Special District Overlay 220—Urban Stream Protection Area. This Special District Overlay is redundant due to the adoption of the CAO.

- 21A.38.230 Deletes Special District Overlay 230–Significant Trees. This Special District Overlay is redundant due to the adoption of the CAO.

Location: Countywide

King County Approvals: Adoption by the King County Council

SEPA Contact: Barbara Heavey, Planner III, DDES, (206) 296-7157

County Contact: Paul Reitenbach, Senior Policy Analyst, DDES, (206) 296-6705

Proponent: Ron Sims, King County Executive

Zoning: Multiple

Community Plan: Multiple Community Plans

Drainage Subbasin: Multiple Drainage Basins

Section/Township/Range: Multiple STRs

Notes:

- A. This is a non-project action as defined in WAC 197-11-704. This finding is based on review of the environmental checklist dated February 4, 2005, 2004 and other documentation of the proposed amendments.

Threshold Determination

The responsible official finds that the above-described proposal does not pose a probable significant adverse impact to the environment.

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Comments

Although administrative appeals of non-project threshold determinations are not allowed, the County welcomes your comments. Written comments on this threshold determination must be received by King County's Land Use Services Division **prior to 4:30 PM March 3, 2005**. For further information regarding the proposed policy amendments, please contact Paul Reitenbach, at (206) 296-6705.

Comment deadline: **4:30 PM on March 3, 2005**

Address for comments:

King County Land Use Services Division
900 Oakesdale Avenue SW
Renton, WA 98055-1219
ATTN: Current Planning Section

Responsible Official:

Lisa Dinsmore, Current Planning Supervisor
Current Planning Section
Land Use Services Division

Date Signed

Date Mailed: _____